

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR FULL-PURPOSE ANNEXATION OF A CERTAIN 60.07 ACRES OF LAND, MORE OR LESS, OUT OF THE I & G.N. R.R. SURVEY, ABSTRACT NO. 2004, AND BEING A PORTION A CALLED 7,125.3ACRE TRACT OF LAND CONVEYED TO WALSH RANCHES LIMITED PARTNERSHIP AS RECORDED IN VOLUME1699, PAGE 1765, DEED RECORDS OF PARKER COUNTY, TEXAS, (D.R.P.C.T.) AND AS RECORDED IN VOLUME 12624, PAGE 92, DEED RECORDS OF TARRANT COUNTY, TEXAS (CASE NO. AX-21-004) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HERewith; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY; AND NAMING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Fort Worth has received a petition in writing from Quail Valley Devco III, LLC., the owners, requesting the full-purpose annexation of 60.07 acres of land as described in Section 1, below (the “Property”); and

**WHEREAS**, the hereinafter described Property is in the City’s exclusive extraterritorial jurisdiction and is adjacent to and adjoins the City; and

**WHEREAS**, Subchapter C-3 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation; and

**WHEREAS**, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City section 43.0672 of the Texas Local Government Code, Quail Valley Devco III, LLC., and the City negotiated and entered into a written agreement, City Secretary Contract No. \_\_\_\_\_, for the provisions of municipal services in the area; and

**WHEREAS**, the City conducted one public hearing at which members of the public who wished to present testimony or evidence regarding the Municipal Service Agreement and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.0673 of the Local Government Code on March 29, 2022 at 10:00 a.m., at the City Council Chamber; and square footage in the descriptions.

**WHEREAS**, the City Council finds and determines that annexation of the Property hereinafter described is in the best interest of the citizens of the City of Fort Worth and the

owners and residents of the area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF FORT WORTH, TEXAS:**

**SECTION 1.**

That all portions of the Property, comprising approximately 60.07 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such Property being all that certain land particularly described below and depicted as on Exhibit "A" attached to and incorporated in this ordinance for all purposes:

**BEING** a 60.07-acre tract of land, situated in Parker County, Texas, being in the I & G.N. R.R. Survey, Abstract No. 2004, and being a portion a called 7,125.3acre tract of land conveyed to Walsh Ranches Limited Partnership as recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas, (D.R.P.C.T.) and as recorded in Volume 12624, Page 92, Deed Records of Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described as follows:

**BEGINNING** at a point on the northeasterly right-of-way line of Walsh Ranch Parkway as shown the Final Plat of Lots 1X thru 10X, Block 1 and Walsh Ranch Parkway Right-of-Way, Walsh Ranch, recorded under Cabinet D, Page 637, of the Plat Records of Parker County, Texas (P.R.P.C.T.), from which a 1/2 inch iron rod found bears North 88 degrees 28 minutes 25 seconds East, a distance of 0.76 feet, and from which a large stone found at the southwest corner of the J. Kelsey Survey, Abstract No. 782, Parker County, Texas, bears North 00 degrees 31 minutes 47 seconds West, a distance of 130.76 feet;

**THENCE**, North 87 degrees 20 minutes 14 seconds East, departing said northeasterly right-of-way line of Walsh Ranch Parkway, over and across said Walsh Ranches Limited Partnership tract, passing at a distance of 0.76 feet a found 1/2 inch iron rod and continuing a total distance of 3,532.66 feet to a 1 inch iron rod found in a large stone at a northeast corner of said I & G.N. R.R. Survey, Abstract No. 2004, said point being on the south line of said J. Kelsey Survey, Abstract No. 782;;

**THENCE**, South 00 degrees 42 minutes 57 seconds East, along an east line of said Walsh Ranches Limited Partnership tract a distance of 820.29 feet to a point for corner, from which a wood fence post found for an ell corner of said Walsh Ranches Limited Partnership tract bears South 00 degrees 42 minutes 57 seconds, a distance of 431.51 feet;

**THENCE**, departing said east line of said Walsh Ranches Limited Partnership tract, over and across said Walsh Ranches Limited Partnership tract, the following calls and distances:

North 80 degrees 07 minutes 26 seconds West, a distance of 408.11 feet to a point for corner;

North 87 degrees 46 minutes 59 seconds West, a distance of 287.72 feet to a point for corner;

South 78 degrees 05 minutes 27 seconds West, a distance of 339.61 feet to a point for corner;

North 85 degrees 10 minutes 06 seconds West, a distance of 262.54 feet to a point for corner;

South 52 degrees 49 minutes 00 seconds West, a distance of 394.75 feet to a point for corner;

South 68 degrees 27 minutes 40 seconds West, a distance of 339.90 feet to a point for corner;

North 68 degrees 43 minutes 25 seconds West, a distance of 333.55 feet to a point for corner;

North 70 degrees 48 minutes 10 seconds West, a distance of 109.21 feet to a point for corner;

North 50 degrees 10 minutes 17 seconds West, a distance of 168.61 feet to a point for corner;

North 23 degrees 27 minutes 13 seconds West, a distance of 106.57 feet to a point for corner;

North 73 degrees 03 minutes 48 seconds West, a distance of 217.04 feet to a point for corner;

South 82 degrees 26 minutes 36 seconds West, a distance of 388.23 feet to a point on the northeasterly right-of-way of said Walsh Ranch Parkway, from which a found 5/8 inch iron rod with plastic cap stamped "DUNAWAY ASSOC. LP" bears South 28 degrees 20 minutes 50 seconds East, a distance of 506.27 feet;

**THENCE**, along the northeasterly right-of-way of said Walsh Ranch Parkway the following calls and distances:

North 28 degrees 20 minutes 50 seconds West, a distance of 197.65 feet to a found 5/8 inch iron rod with plastic cap stamped "DUNAWAY ASSOC. LP";

North 73 degrees 20 minutes 50 seconds West, a distance of 36.77 feet to a found 5/8 inch iron rod with plastic cap stamped "DUNAWAY ASSOC. LP";

South 63 degrees 51 minutes 06 seconds West, a distance of 115.60 feet to a found 5/8 inch iron rod with plastic cap stamped "DUNAWAY ASSOC. LP";

North 26 degrees 08 minutes 50 seconds West, a distance of 331.46 feet to a found 5/8 inch iron rod with plastic cap stamped “DUNAWAY ASSOC. LP” and the beginning of a tangent curve to the right having a central angle of 06 degrees 58 minutes 24 seconds, a radius of 1018.00 feet and subtended by a 123.82 foot chord which bears North 22 degrees 39 minutes 42 seconds West;

Along said curve to the right an arc distance of 123.90 feet to a found 5/8 inch iron rod with plastic cap stamped “DUNAWAY ASSOC. LP”;

North 70 degrees 49 minutes 30 seconds East, a distance of 0.50 feet to the beginning of a non-tangent curve to the right having a central angle of 03 degrees 53 minutes 15 seconds, a radius of 1017.36 feet and subtended by a 69.02 foot chord which bears North 17 degrees 14 minutes 13 seconds West;

Along said curve to the right an arc distance of 69.03 feet to the **POINT OF BEGINNING** and **CONTAINING** 60.07 acres of land, more or less.

## **SECTION 2.**

The above described territory is shown on Map Exhibit A attached hereto and expressly incorporated herein by reference for the purpose of depicting the location of the hereinabove described territory.

## **SECTION 3.**

That the above described territory hereby annexed shall be part of the City of Fort Worth, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Fort Worth, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens in accordance with the Municipal Services Agreement and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

## **SECTION 4.**

That the Municipal Services Agreement attached hereto as Exhibit “B” is approved and incorporated into this ordinance for all purposes.

## **SECTION 5.**

### **CUMULATIVE CLAUSE**

This ordinance amends every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

**SECTION 6.**  
**SEVERABILITY LAUSE**

It is hereby declared to be the intent of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 7.**  
**SAVING CLAUSE**

The City Council hereby declares it to be its purpose to annex to the City of Fort Worth every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Should this ordinance for any reason be ineffective as to any part or parts of the area hereby annexed to the City of Fort Worth for full purposes, the ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area.

**SECTION 8.**  
**EFFECTIVE DATE**

This ordinance shall be in full force and effect upon adoption.

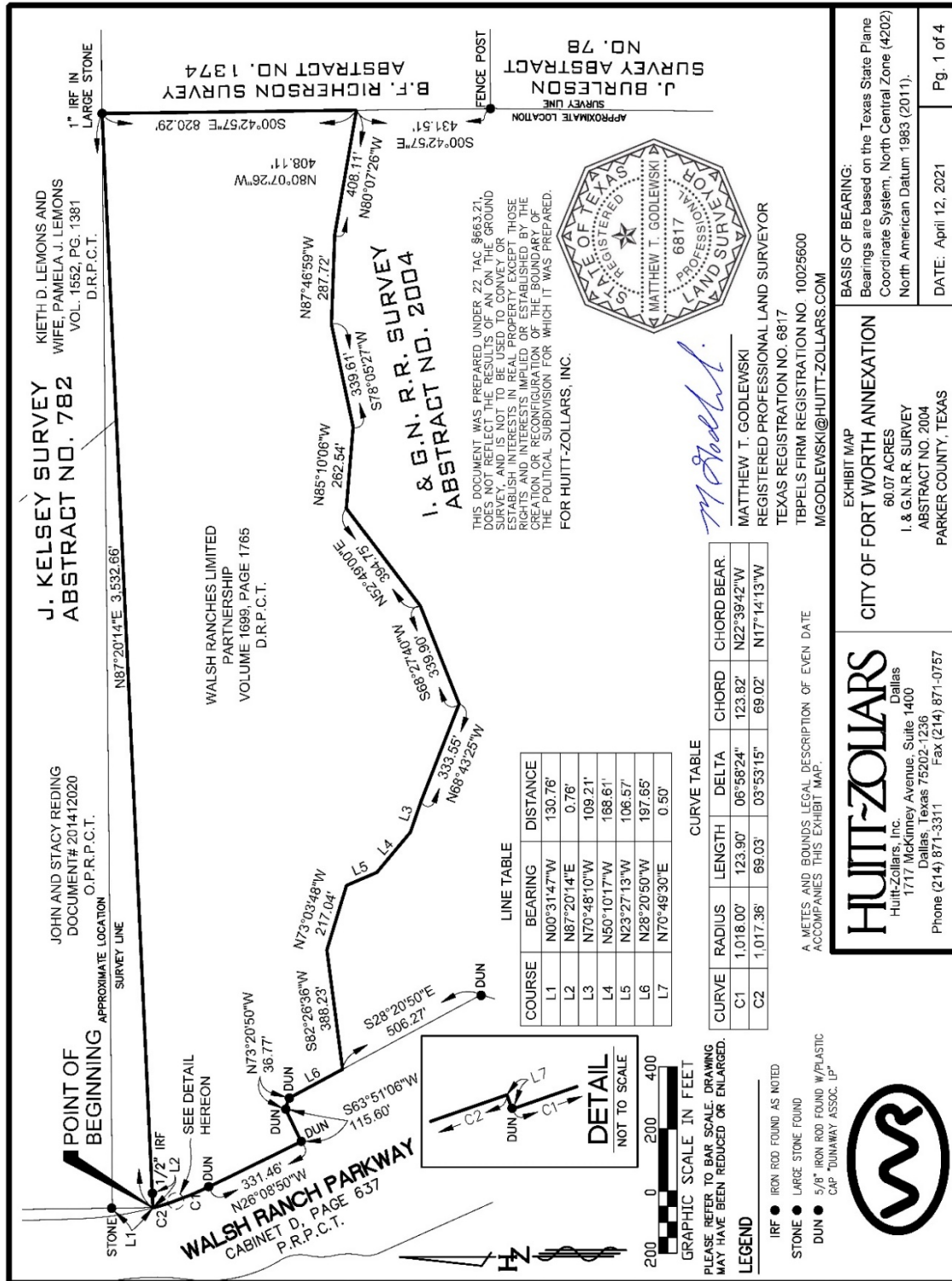
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Melinda Ramos  
Senior Assistant City Attorney

\_\_\_\_\_  
Jannette S. Goodall  
City Secretary

ADOPTED AND EFFECTIVE: \_\_\_\_\_

# EXHIBIT A



DWG: J:\Survey\30306100-Walsh Ranch\102-Quail Valley\PA3E1110 CADD & BIM\10.15 Mapping\DWG\EX - Exhibits\30306138EXH01.dwg

**Exhibit B**  
**Municipal Services Agreement**